

**GREENBELT COMMISSION
MINUTES OF
January 24, 2011**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, January 24, 2011, 6:30 p.m. Notice and Agenda of the meeting were posted at the Norman Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chairperson Lyntha Wesner called the meeting to order at 6:33 p.m.

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ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:	Bob Bruce
	Geoff Canty
	Jack Eure
	Jim McCampbell
	Van Cline
	Jane Ingels
	Richard McKown
	Mary Peters
	Lyntha Wesner

ABSENT:	None
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STAFF MEMBERS PRESENT:	Susan Connors, Director of Planning & Community Development
	Ken Danner, Development Manager
	Jane Hudson, Planner II
	Doug Koscinski, Current Planning Manager
	Brenda Wolf, Permit Tech II

GUESTS PRESENT:	Tom McCaleb
	Sean Rieger

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ITEM NO. 3 BEING: APPROVAL OF THE MINUTES FROM THE DECEMBER 13, 2010 GREENBELT COMMISSION MEETING.

Van Cline moved to approve the December 13, 2010 minutes. Jim McCampbell seconded the motion. The minutes were approved unanimously.

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ITEM NO. 4 BEING: WELCOME ROBERT A. BRUCE, NEWEST GREENBELT COMMISSION MEMBER.

Chair Lyntha Wesner introduced and welcomed Bob Bruce to the Commission.

ITEM NO. 5 BEING: REVIEW OF PRE-DEVELOPMENT ITEMS.

a. CONSENT DOCKET

i. PD10-28

Applicant: 2681 Jefferson Holding, LLC

Location: This property is located at the southeast corner of the intersection of I-35 and Highway 9.

Request: NORMAN 2025 Land Use Plan from Commercial and Floodplain to High Density Residential and Floodplain and request for zoning change from C-2 (General Commercial) to RM-6 (Medium Density Apartment) to allow for apartment use rather than the extended stay hotel. This property is currently known as the Marriott Residence Inn.

ii. PD11-02

Applicant: Moose Lodge Chapter 1799

Location: This property is located on the west side of S. Classen Boulevard, just south of Imhoff Road and south of the existing Moose Lodge.

Request: Preliminary Plat of this 3.75 acre C-2 zoned property into two lots, with the southern most lot planned for a medical office.

Van Cline moved to approve the consent docket. Jane Ingels seconded the motion. The consent docket passed unanimously.

Chair Lyntha Wesner allowed further discussion about PD11-02 although no additional action was taken.

b. NON-CONSENT DOCKET

iii. PD11-01

Applicant: Green Hill Builders, LLC

Location: This property is located at the west end of the existing Tecumseh Meadows Drive, west of Porter Avenue about ¼ mile south of Tecumseh Road.

Request: Preliminary plat for 17 single-family homes on 4.12 acres.

Staff provided Commission Members an outline of the Preliminary Plat as well as an overhead of an aerial photo of the property which included a ½ mile radius overview.

At this time discussion occurred amongst Commission Members, staff and those attending the meeting.

Lyntha Wesner moved that the following Greenbelt Commission comments go forward with application PD11-01:

While the site design offers minimal provision of green open space, the system of sidewalks provides connectivity to the park to the south. The 10 ft. open corridor lot presents a promising opportunity to the greenway in Greenleaf Trails to the west and on to the park to the south.

Jack Eure seconded the motion. The motion passed unanimously.

iv. PD11-03

Applicant: Rock Creek, LLC

Location: This property is located on the north side of Rock Creek Road ½ to ¾ mile east of 36th Avenue NE.

Request: Preliminary plat of a 70 acre parcel with area in Country Residential and Very Low Density Residential; this is a PUD with substantial private open space of approximately 42 acres and development of 24 acres to accommodate 14 single-family lots.

Staff provided Commission Members an outline of the Preliminary Plat as well as an overhead of an aerial photo of the property which included a ½ mile radius overview.

Planning Director Susan Connors explained this development is designated as a “cluster development”, no schools or parks are within a ½ mile of the site. Connors said the single-family lots are 2 to 3 acres.

At this time discussion occurred amongst Commission Members, staff and those attending the meeting.

Van Cline moved that the following Greenbelt Commission comments go forward with application PD11-03:

This is a good example of cluster development with open space and the intention to develop walking paths. The Commission recommends that the paths be developed as graciously proposed.

Mary Peters seconded the motion. The motion passed unanimously.

v. PD11-04

Applicant: Shaz Investment Group, LLC
Location: This property is located on the north side of Indian Hills Road west of 36th Ave. NW and just east of 48th Ave. NW.
Request: Preliminary plat for new single-family residential development on approximately 40 acres with 211 single-family lots.

Planning Director Susan Connors suggested reviewing applications PD11-04 and PD11-05 together since they are linked and then separate the two for comments and action, Connors said they have different owners.

Staff provided Commission Members an outline of the Preliminary Plat as well as an overhead of an aerial photo of the property which included a ½ mile radius overview.

At this time Engineer, Tom McCaleb, representative for this application (PD11-04), spoke about the property. McCaleb presented the upcoming drainage solutions as well as sewer solutions as these were concerns to the Commission Members. McCaleb then shared with the group a parkland project which will accommodate parkland connectivity throughout both projects as well as the Redlands Addition to the east; although the parkland project is not yet approved and in fact still in the planning stages.

At this time, discussion occurred amongst Commission Members, staff and those attending the meeting.

Jane Ingels moved that the following Greenbelt Commission comments go forward with application PD11-04:

In Whispering Trails there is a lot to commend, i.e. the interaction between developers to provide inter-connectivity between the developments, a desire to facilitate public school transportation and the potential use of an existing utility easement for trails (on the east side of Redlands Subdivision). The Commission recommends approval of the Preliminary Plat assuming the approval of the proposed long term park solution, as presented to the Commission by Engineer Tom McCaleb which greatly enhances the development. In addition, the Commission encourages better pedestrian connectivity to the proposed commercial property.

Van Cline seconded the motion. The motion passed unanimously.

Van Cline moved to amend the comments with the following:

Although the response to question number 6 in the Greenbelt Enhancement Statement (GES) appears inadequate, many of the goals noted in the Preliminary Plat appear to be met with the exception of the Commission's recommendation for better pedestrian access to the contiguous proposed commercially zoned property.

Mary Peters seconded the motion. The motion passed unanimously.

Jane Ingels moved to amend the comments with the following:

Encourage the fencing recommendations in Section 4-2028 (l) of the Greenbelt Commission Ordinance, Guidelines for Evaluating Greenbelt Enhancement Statements, regarding lots abutting the greenbelt system. These developments should follow the recommendations of Section 4-2028 (m) and (n) regarding detention and retention.

Bob Bruce seconded the motion. The motion passed unanimously.

Engineer, Tom McCaleb, requested the Greenbelt Commission comments and motion about the proposed 15 acre park be forwarded to the Parks Commission.

vi. PD11-05

Applicant: Foxworth Developers, LLC
Location: This property is located on the north side of Indian Hills Road west of 36th Ave. NW and just east of 48th Ave. NW.
Request: Preliminary Plat for a new single-family residential development on approximately 30 acres with 136 single-family lots and a 10 acre commercial parcel with 10 commercial lots.

Staff provided Commission Members an outline of the Preliminary Plat as well as an overhead of an aerial photo of the property which included a ½ mile radius overview.

(As a reminder PD11-04 and PD11-05 were reviewed together but separated for comments and action.)

Commission member Richard McKown recused himself from PD11-05.

At this time Engineer, Tom McCaleb, and Richard McKowen, representative for this application (PD11-05), spoke about the property. As stated previously, McCaleb shared with the group a parkland project that will accommodate parkland connectivity throughout both projects, although the parkland project has not been approved and in fact is still in the planning stages.

At this time, discussion occurred amongst commission members, staff and those attending the meeting.

Geoff Canty moved that the following Greenbelt Commission comments go forward with application PD11-05:

The Commission supports the effort to use best management practices in improving water quality through his storm water management methods. In addition, the special attention paid to alignment to open space to the view corridor supports the Greenbelt Master Plan with greater green space based on the housing layout.

Jack Eure seconded the motion. The motion passed unanimously with the exception of Richard McKown who recused himself from this item.

Jane Ingels moved to amend the comments with the following:

Encourage the fencing recommendations in Section 4-2028 (l) of the Greenbelt Commission Ordinance, Guidelines for Evaluating Greenbelt Enhancement Statements, regarding lots abutting the greenbelt system. These developments should follow the recommendations of Section 4-2028 (m) and (n) regarding detention and retention.

Bob Bruce seconded the motion. The motion passed unanimously with the exception of Richard McKown who recused himself from this item.

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ITEM NO. 6 BEING: DISCUSSION OF LAND SOUTH OF CANADIAN TRAILS SUBDIVISION.

Due to the late hour, this item was postponed until the February meeting.

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ITEM NO. 7 BEING: DISCUSSION OF AMENDING THE DRAFT GREENBELT MASTER PLAN.

The sub-committee agreed to meet on February 9th at 4:00 p.m. to continue in their discussion of amending the draft Greenbelt Master Plan.

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ITEM NO. 8 BEING: MISCELLANEOUS DISCUSSION.

The Commission was provided with PD10-27, a re-submitted GES from the previous month, one they reviewed at their December, 2010 meeting.

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ITEM NO. 9 BEING: ADJOURNMENT.

Van Cline moved for adjournment. Jim McCampbell seconded. The motion passed with a unanimous vote. The meeting adjourned at 10:55 p.m.

Passed and approved this 21st day of February 2011.

Lyntha Wesner
Lyntha Wesner, Chairperson